

Flood Risk Assessment

3 Church Cottages, Higham, Rochester

Introduction

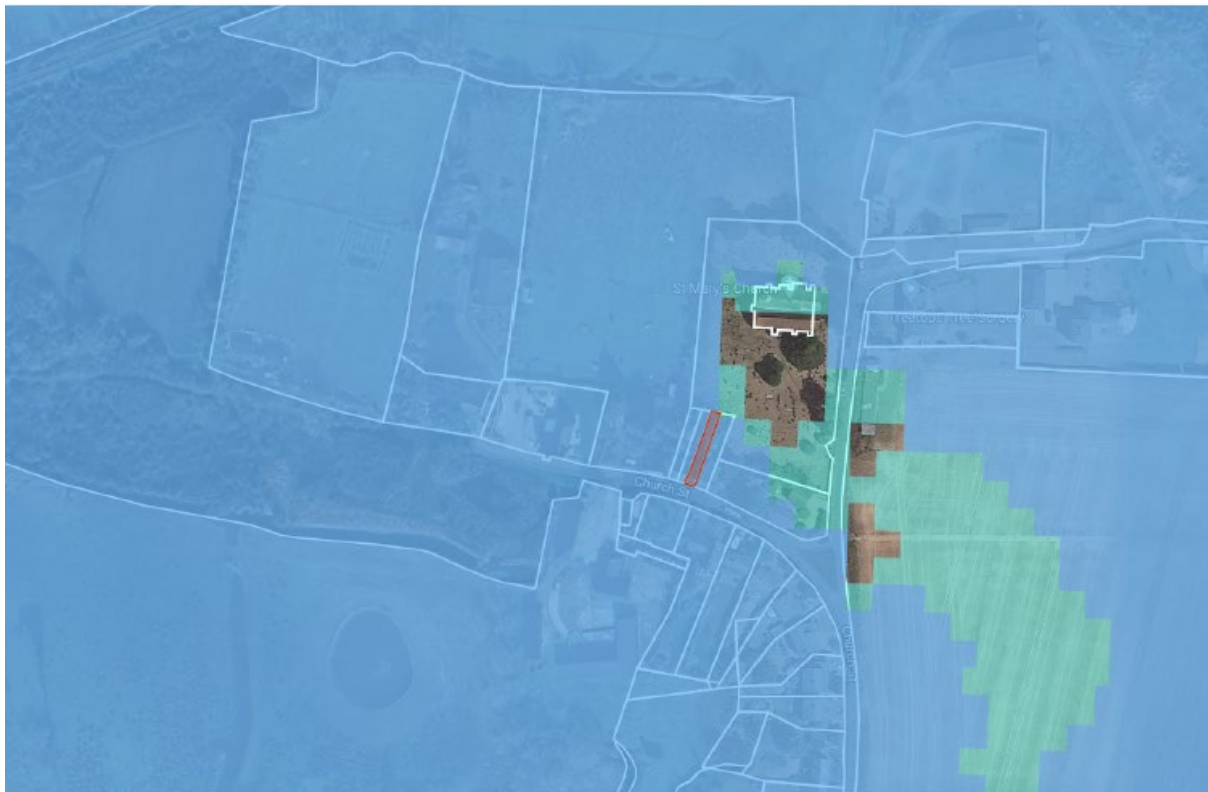
3 Church Cottages is located with a small enclave of houses in Church Street, which lies a mile north of Higham, Rochester.

The site location is semi rural within close proximity of local amenities in Higham and Rochester and has good road links and access to Higham train station, which has a service to London, Rainham and Luton.



Flood Zone

The site is located in a flood zone 3, with a high risk of flooding or flooding from rivers or sea.



Mitigation

The proposed development is to construct a single storey extension to the rear of the existing dwelling, the below measures will be incorporated as necessary. The scheme will utilize the flood resilient techniques recommended in the NPPF Technical Guidance where appropriate and also the recommendations that have previously been issued by various councils:

These include:

- * Plasterboards will be installed in horizontal sheets rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in a flood event.
- * Wall sockets where possible will be raised to as high (minimum of 450mm above existing ground levels) as is feasible and practicable in order to minimise damage if flood waters inundate the property.
- * The ground floor will remain / be installed as solid concrete in order to minimise damage and reduce the turnaround time for returning the property to full operation after a flood event.
- * Waterproofing to be incorporated as appropriate; details to be provided at detailed design to building regulations requirements as necessary.
- * Any wood fixings on ground floor will be robust and/or protected by suitable coatings in order to minimise damage during a flood event.